

**MINUTES OF  
CITY OF DUVALL  
COUNCIL MEETING  
7-14-05**

**7:00 P.M. - Duvall Fire Station**

**Council Workshop 6:00 PM:**

**Councilmember Will Ibershof – report on AWC Conference  
Duvall Municipal Code amendments – Doreen Booth**

**The City Council Meeting was called to order by Vice Mayor Pro-Tem Heather Page  
at 7:03 P.M.**

**Council Present:** Gérard Cattin, Will Ibershof, Heather Page, Greg Von Tobel.  
*Absent: Jeffrey Possinger, Dianne Brudnicki, Gary Gill*

**Staff Present:** Doreen Booth, Steve Schuller, Glenn Merryman, Dianne Nelson,  
Todd Hall, Lara Thomas, Bruce Disend, Jodee Schwinn

**I. Additions or Corrections to the Agenda:**

Under Consent Agenda add: Payroll in the amount of \$143,415.90; Claims in the amount of \$244,371.94; Under Scheduled Items: Remove Staff Reports; Under New Business: move Item #6 to #1.

**II. Adoption of Council Agenda:**

*It was moved and seconded (Ibershof-Von Tobel) to adopt the Council Agenda.  
Carried. (4 ayes).*

**III. Comments from the Audience:**

Lin McBride, Duvall Foundation for the Arts, gave the quarterly report on the DFA and the Thayer Barn fundraising efforts. She announced that the Foundation has the \$100,000 that was pledged towards the Thayer Barn set aside for that use. The funds are being held in two CD's at Frontier Bank, and will be accruing interest to go towards the Thayer Barn Project.

**IV. Approval of Consent Agenda:**

*It was moved and seconded (Ibershof-Cattin) to approve the consent agenda, which included Payroll in the amount of \$143,415.90; Claims in the amount of \$244,371.94;*

*and approving the Council Meeting Minutes of 6/23/05; and excusing the absences of Councilmembers Jeffrey Possinger, Dianne Brudnicki, and Gary Gill. Carried. (4 ayes).*

V. **Presentation:** *None*

VI. **Scheduled Items:**

1. **Mayor Pro Tem:** *None*

2. **Committee Reports:**

*Reports will be given at the second Council Meeting of each month.*

3. **Council:** *None*

4. **Staff:** *The Staff Reports were cancelled.*

VII. **Public Hearing:** **City of Duvall Unified Development Regulations - *continued***

City Hall Administrator/Planning Director, Doreen Booth, reviewed the most recent revisions to the draft Unified Development Regulations.

7:05 pm: The Public Hearing was continued from the Council Meeting of June 23, 2005.

Tove Burhen, P.O. Box 6, Duvall, stated she wished to address trees and big developments. She stated that leaving towering conifers when developing neighborhoods is unsafe. She also feels the proposed Unified Development Regulations hurts property owners. With set backs and buffers, the regulations only leave a portion of a property available to development.

Ray Burhen, P.O. Box 6, Duvall, apologized for repeating some of the same comments from the Public Hearing testimony given at the last Council Meeting, but wanted everyone attending both meetings to be able to hear his comments. He said when he reads the UDR, he feels as though he is testifying to the King County Council on the C.A.O. He also stated that his comments tonight mainly pertain to the Riverside District. He said it appears that additional requirements and restrictions will be levied on that piece of property. He asked how the City can say they want to enhance the vitality of the District by restricting its use. He said if the City feels the need to require a 20' wildlife habitat buffer, it should be along the existing trail to the west of the property. He feels the creation of the Riverside District has provided the City Council the ability for the taking of property. Mr. Burhen also stated that if the City is interested in creating wildlife habitats and corridors, not to impose it on just one property. He suggested that

the property northeast of Taylor's Ridge would make an excellent place to start a corridor such as that.

Diana Clay, 2002 196<sup>th</sup> St. SW, Lynnwood, 98036, said they are considering developing a piece of property that is zoned Mixed Use 12. She said that every residential home design plan that she would submit under the Single Family Design Standards, D.M.C. 14.36.010.C. would not comply with the proposed regulations. She also said that section C.7. limits the ability to build 3 car garages, which are in very high demand. She distributed a packet of sample residential home plans that they build, and encouraged the Council to look through them. She said that architecturally there are a lot of ways to make a home esthetically pleasing without implementing garage restrictions. She asked Council to consider some changes to the code that aren't so restrictive.

Yolanda Morris, 28409 NE 138<sup>th</sup> Place, Duvall, said she has lived in Duvall for a number of years. The reasons she enjoys living in Duvall are it is peaceful, serene, unique, and has a small town character and community feel. She feels Duvall is losing that, and losing some of its community spaces to land development and traffic. She said she would much rather sit on a front porch than in a three-car garage.

Ty Waude, 2365 – 132<sup>nd</sup> Ave. NE, Bellevue, residential developer in Duvall, stated briefly that he is in support of the Unified Development Regulations. He stated he likes the design standards, he feels this is a good document, and he is in favor of it.

Amy Frampton, 16016 – 270<sup>th</sup> Place NE, Duvall, member of the Duvall Planning Commission, said she just wanted Council to know how much work went into drafting these regulations and that a lot of effort was put into the document to come up with a great balance. She thanked the City Council for all of their careful consideration of the Unified Development Regulations.

7:30 pm: The Public Hearing was closed.

**Public Hearing: Six-Year Transportation Improvement Plan.**

Public Works Director, Steve Schuller, gave a brief overview of the Six-Year Transportation Improvement Plan for 2006-2011.

7:31 pm: The Public Hearing was opened.

Keith Breinholdt, 14625 2<sup>nd</sup> Place NE, Duvall, said he lives near the bottom of Miller Street. He said he is very happy to see the proposed connection at the top of NE 145<sup>th</sup> Street. He said it has been needed for a long time. He also requested that the City definitely have sidewalks included along that proposed street improvement, as well as, constructing sidewalks along 3<sup>rd</sup> Avenue over to Taylor Park.

7:33 pm: The Public Hearing was closed.

**Public Hearing:**      **Duvall Family Life Center – Site Plan/Design Review SPR04-001; Conditional Use Permit, CUP04-001; and Variance Application, VAR04-001.**

City Council member Greg Von Tobel recused himself from the Council Chambers as he has a conflict of interest with the Duvall Church.

Todd Hall, Assistant Planner, gave an overview of the proposed project.

8:33 pm:      The Public Hearing was opened.

There were no public comments.

8:33 pm:      The Public Hearing was closed.

**VIII. Unfinished Business:**      *None*

**IX. New Business:**

**1. (AB05-48) Resolution #05-13 approving the Duvall Family Life Center Site Plan/Design Review, Conditional Use Permit, and Variance Application.** *It was moved and seconded (Ibershof-Cattin) to pass Resolution #05-13 approving the Duvall Family Life Center Site Plan/Design Review, Conditional Use Permit, and Variance Application. Carried. (3 ayes).*

Councilmember Greg Von Tobel returned to his seat in the Council Chambers.

**2. (AB05-43) Resolution #05-14 approving the Six-Year 2006-2011 Transportation Improvement Plan.** *It was moved and seconded (Von Tobel-Ibershof) to pass Resolution #05-14 approving the Six-Year 2005-2011 Transportation Improvement Plan. Carried. (4 ayes).*

**3. (AB05-44) Approve and authorize the Mayor Pro Tem to sign agreement with ESM Consulting Engineers for Construction Management and Survey for Big Rock Road Improvement Project.** *It was moved and seconded (Ibershof-Von Tobel) to approve and authorize the Mayor Pro Tem to sign agreement with ESM Consulting Engineers for Construction Management and Survey for Big Rock Road Improvement Project. Carried. (4 ayes).*

**4. (AB05-45) Ordinance #1010 establishing a Six Week Moratorium from July 14, 2005, to August 25, 2005, on the filing of applications for certain land development activities and declaring an emergency.** *It was moved and seconded (Ibershof- Cattin) to adopt Ordinance #1010 establishing a Six Week Moratorium from July 14, 2005, to August 25, 2005, on the filing of applications for certain land development activities and declaring an emergency. Carried. (4 ayes).*

**5. (AB05-46) Appointment of Kristine R. Olson to the Duvall Library Board Position #1, a vacant 3-year term ending 12/31/07.** *It was moved and seconded (Cattin-Ibershof) to confirm the Mayor Pro Tem's appointment of Kristine R. Olson to the Duvall Library Board Position #1, a vacant term ending 12/31/07. Carried. (4 ayes).*

**6. (AB05-47) Presentation of proposed Stoneridge Development Agreement.**  
Lara Thomas, Assistant Planner, presented an overview of the proposed development and gave some background information on the project. She explained that it is a difficult site and the proposed project did not fit into existing development regulations. Therefore, the City is proposing to enter into a developer agreement to allow a well-designed project.

**X. Executive Session:** *None*

**XI. Adjournment:**  
*It was moved and seconded (Ibershof-Von Tobel) to adjourn. Carried. (4 ayes).*

Meeting Adjourned 7:54 p.m.

Signed \_\_\_\_\_  
Mayor Pro-Tem Jeffrey Possinger

Attest \_\_\_\_\_  
Jodee Schwinn, City Clerk